



MSHDA HOME TEAM Advantage Targeting Criteria

MSHDA will consider HOME Team Advantage applications in rural communities where the development proposal will support and enhance the following characteristics:

- Diversity in Income: Create rental developments which provide opportunities for persons of diverse incomes, especially by:
 - Expanding the income mix within the housing development to serve both very low income households and to motivate market rate tenants to live in distressed or transitional target areas; and
 - Enabling lower income households to live in communities that might not otherwise be affordable.
- Diversity of housing types within the community/target area
 - Single family houses (attached and detached)
 - Townhouses or row houses (ownership and rental)
 - Coach houses/carriage houses/granny flats/apartments over garages
 - Flats/apartments/home owner units over storefronts
 - Apartment buildings.
- Positive architectural/community patterns which are reinforced or developed through rental developments and mixed use projects which:
 - Respect the historical significance of the built community
 - Support existing street and pedestrian traffic patterns
 - Enhance traditional commercial centers, where applicable
 - Demonstrate scale (number of stories, land mass, etc.) consistent with surrounding neighborhood
 - Retain face block (same set-back as surrounding buildings)
 - Reflect architectural elements of neighborhood (exterior materials and colors, roof pitch, overhang, window proportion, etc.)
 - Create inviting public space
 - Enhance community commerce by promoting pedestrian access to schools, shops, parks, etc.

Attached is a checklist of factors that will be considered as MSHDA reviews and approves funding for HOME TEAM Advantage loan applications in rural communities. MSHDA Multifamily staff will be available to review potential projects and target areas to assist developers in assessing potential proposals.

Developers should not rely on this preliminary assistance when deciding whether or not to submit a full loan application.

HOME TEAM Advantage Targeting Checklist

The purpose of this checklist is to determine the eligibility of rental development proposals for HOME TEAM Advantage. Proposals must meet a preponderance of the criteria to be accepted for HOME Team processing.

Date: _____	Total Units _____
Development Name: _____	Family _____ Elderly _____
Location: _____	_____ New Construction
Sponsor: _____	_____ Rehabilitation (Current use)
HDO: _____	_____ Non-residential aspect
CD Specialist: _____	(describe)

Check all that apply to the community, target area, or project:

- _____ **Core Community**
- _____ **County Seat**
- _____ **Mainstreet**
- _____ **Blue Print**
- _____ **Renaissance Zone**
- _____ **Empowerment Zone**
- _____ **Enterprise Community**
- _____ **Vision 2020**
- _____ **Brownfield Redevelopment**
- _____ **Historic Tax Credit**
- _____ **Neighborhood Enterprise Zone**
- _____ **Obsolete Building Rehabilitation Act (OBRA)**

Proposals must generally demonstrate a preponderance of the following attributes:

- A. Local Support and Resources (must meet at least 2)
- ☐ Led by local initiative and resources (local planning, effective local priority-setting, tax abatement, etc.) Explain: _____
- ☐ Other designations/funding (Indicate which are being used to support this housing proposal, such as NEZ, Brownfields, NPP, New Market Tax Credits, Historic Designation, Recreation Plan for DNR funding):
- Explain: _____
- ☐ Local investment, providing a range of supports, such as, federal funds, bond proceeds, new ordinances or strengthened enforcement of property maintenance codes, infrastructure investment, etc.
- Explain _____
- B. Public Infrastructure Capacity in the target area (must meet at least 4)
- ☐ Existing public utilities
- ☐ Schools within/adjacent to neighborhood
- ☐ Parks
- ☐ Fire and police
- ☐ Public Transportation
- ☐ Sidewalks
- ☐ Bike trails, river walks
- ☐ Other, describe: _____
- C. Prospects for Success (must meet at least 4)
- ☐ Community impact evidenced by leveraging of other resources
- ☐ Avoids over-concentration of rental units
- ☐ Viable and capable business sector
- ☐ A vision for the future, delineated by a local plan
- ☐ Manageable environmental challenges
- Describe: _____
- D. Characteristics of the project and/or site (must meet at least 4)
- ☐ Supports the economic vitality of traditional center of commerce
- Describe: _____
- ☐ Walkable connections to services/nodes of activity (i.e., within 1/4 mile)
- ☐ Existing residential character and/or appropriate for the creation or enhancement of residential character
- ☐ Access to quality public space, such as parks or other recreation activities
- ☐ A sense of history and place
- Describe: _____
- ☐ Appropriate separation of vehicles from pedestrian traffic; appropriate traffic volume
- ☐ Assets/attractions to build on (e.g. water, historical resources, recreational opportunities, strong local institutions)
- Describe: _____